

Attention: Peter Eichar
County of San Diego Planning & Development Services
5510 Overland Avenue, Suite 110, San Diego, California 92123

Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS

Dear Mr. Eichar:

Thank you for the opportunity to comment on the Notice Of Preparation for the EIR of the Harmony Grove Village South project. Live on Country Club Drive, just north of this proposed project.

While I find all the GPA's that are current proposed primary in District 5 unacceptable, this one is by far and insult to the whole process! Putting 453 three-story condos on 36 acres, using the loop-hole of "clustering" to say that this is ½-acre semi-rural density...seriously???

There are countless reasons as to why we do not support this project as it is currently proposed, including:

- This property received an up-zoning during the General Plan and should not be allowed to turn right around and ask for more. The proposed densities do not fit the surrounding area, nor the Village concept.
- Proposed project will do irreparable harm to the communities of Harmony Grove, Elfin Forest, and Eden Valley.
- The road systems cannot support the currently proposed projects and will downgrade many of the surrounding roadways to an F prior to adding traffic from this proposed project. Contributing money into the TIF is not acceptable to those of us who will still have to use these roads to get to our homes.
- The roadways immediately outside the County area (Nordahl & Mission, Barham Dr at the industrial center, Nordahl and 78, 78 & 15, Elfin Forest Rd & San Elijo Rd,) MUST BE STUDIED within this proposed project. Add in the 2185 proposed homes for Newland Sierra and the 1700 proposed homes for Lilac Hills and the current freeway (15 & 78) will come to a halt.
- The proposed project is unsafe as it is being constructed in the Wildland Urban Interface. This area has recently had a major fire (Cocos Fire, May 2014) and has been affected by many in recent years, including the Harmony Grove Fire. The infrastructure to safely evacuate the area does not exist and this proposal does not appear to address this public health and safety issue.
- The loss of valuable habitat consumed by this proposed project is unacceptable. Mitigation should be done locally.
- The loss of farmlands and potential equestrian estates is unacceptable.

I am opposed to the GPA on this proposed project, and find it an insult to those of us who have lived here and been promised that Harmony Grove Village would be "our fair share of the growth" with the General Plan.

Sincerely,
Janean Huston
1023 Country Club Drive
Escondido, CA 92029